BOOK 10354 PG 857

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
O. M. Keathley Versailles Condominiums Unit 26 3000 Hillsboro Road Nashville, TN 37215	117-3A-26 7DA-75124	Same
This instrument prepared by: Boult, Cummings, Conners & Berry (JGC, Jr.) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED

WHEREAS, at the time of her death on August 20, 1996, Virginia Smith Keathley (the "Decedent") was the owner of certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the Decedent's Last Will and Testament dated August 11, 1992 (the "Will"), and a first Codicil thereto dated June 9, 1993 (the "Codicil"), have been admitted to probate in the Probate Court of Davidson County, Tennessee, No. 96P1501, with the Decedent's husband, O. M. Keathley, having been appointed as Executor of the Decedent's estate; and

WHEREAS, pursuant to the Will, as amended by the Codicil, the Decedent left all real property owned by her to her said husband for his lifetime and thereafter to her children, Lee Keathley Warbington and Edward Stuart Keathley; and

WHEREAS, Edward Stuart Keathley predeceased the Decedent and left no surviving issue;

NOW, THEREFORE, for and in consideration of the premises, O. M. Keathley, Executor of the Estate of Virginia Smith Keathley, deceased (the "Grantor"), by these presents hereby quitclaims and conveys to O. M. Keathley a life estate in and to the Property and, after his death, to Lee Keathley Warbington, her heirs and assigns, the remainder interest in the Property.

This is improved property known as Unit 26, Versailles Condominiums, located at 3000 Hillsboro Road, Nashville, Tennessee 37215.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00.

O. M. Keathley
Affiant

Subscribed and sworn to before me this 14th day of February, 1997.

Mary Morgan Bryan
Notary Public

My Commission Expires: 3-27-99

0399324.01
051400-000 02/10/97

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 19th day of February, 1997.

O. M. Keathley

O. M. Keathley, Executor of the Estate of
Virginia Smith Keathley, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Morgan Bryan, the undersigned, a Notary Public in and for said County and State, the within named O. M. Keathley, Executor of the Estate of Virginia Smith Keathley, deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of February, 1997.

Mary Morgan Bryan
Notary Public

My Commission Expires: 3-27-99

8242 02/20 0101 03CHECK 12.00

02747771

IDENTIFICATION REFERENCE

97 FEB 20 [illegible]

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051400-000 02/10/97

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 26, Versailles Condominiums, of record in Book 5050, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Virginia S. Keathley and husband, O. M. Keathley, by deed from Elaine V. Goetz, unmarried, of record in Book 7850, page 971, Register's Office for Davidson County, Tennessee, the said O. M. Keathley having subsequently conveyed all of his right, title and interest therein to Virginia S. Keathley by Quitclaim Deed of record in Book 8699, page 528, said Register's Office, and the said Virginia S. Keathley having since died (Virginia S. Keathley and Virginia Smith Keathley being one and the same person).